



Department of Permitting Services

Division of Building Construction

255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850

CODE INTERPRETATION/POLICY

Code/Year	Section of Code	Title of Code Section/Subsection/Policy
ZONING ORDINANCE 2004	59-A-5.33	ESTABLISHED BUILDING LINE
Statement/Background of Issue		
<p>This policy is written to clarify the method by which the established building line is calculated.</p>		
Division Interpretation/Policy		
<p>The established building line is the front yard building line which is greater than the minimum setback required for structures in a designated zone.</p>		
<p>The established building line is required in the R-60, R-90, R-150, and R-200 zones (except R-200 zones with well and septic in the front.) for:</p>		
<ol style="list-style-type: none">1. All new construction of houses and main buildings2. All proposed additions that extend beyond the front of the building.		
<p>Corner lots will have an established building line on both streets.</p>		
<p>The process for calculation of the established building line is as follows: Identify all the main buildings that are within 300 feet of the side lot lines on the subject property that are, on the same side of the street, between intersecting streets and in the same block as the subject property.</p>		
<p>For each building within 300 of the subject property exclude:</p>		
<ol style="list-style-type: none">i. The subject propertyii. Buildings on corner lotsiii. Buildings subject to a front yard varianceiv. Buildings with a nonconforming front setbackv. Buildings set back less than the required minimum front yard setbackvi. Illegal buildings.vii. Houses on pipe stem or flag shaped lotsviii. Houses on lots not meeting the minimum width at the minimum front setback.		

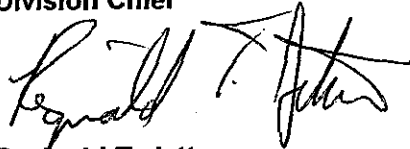
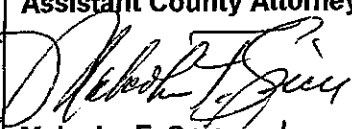
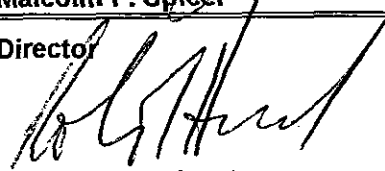
Measure the shortest distance from the front property line of each building to it's nearest

- i. Foundation wall
- ii. Cantilevered floor
- iii. Open steps, stoop, terrace or covered porch projecting more than 9 feet into the established building line setback
- iv. Bay window or vestibule more than 10 feet in width projecting more than 3 feet into the established building line setback.

The measurement must be taken at a 90 degree angle from the front property line. This measurement is the front yard setback for that building.

Add all of the front yard setbacks together and divide by the number of houses included in your calculation. The result is the **established building line**.

An example is attached.

Interpretation/Policy No. ZP0404-2	Date 5/7/04	Division Chief  Reginald T. Jetter
Interpretation/Policy No.	Date 5/7/04	Assistant County Attorney  Malcolm F. Spicer
Interpretation/Policy No.	Date 5/7/04	Director  Robert C. Hubbard